

March 13, 2013

ITEM NO. C4

**AUTHORIZATION TO ENTER INTO A CONTRACT WITH OAKLEY
CONSTRUCTION CO., INC. FOR THE LIFE SAFETY AND ADA UPGRADES
AT LORRAINE HANSBERRY APARTMENTS**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Oakley Construction Co., Inc. for building life safety upgrades, the modernization of common areas, and exterior improvements at the Lorraine Hansberry Apartments, a Senior building located at 5670 West Lake Street, in the amount of \$1,425,161. The work is to be completed by no later than two hundred ten (210) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

The Development Executive Vice President (EVP), the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL: Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

FUNDING: General Fund - FY2013

SOLICITATION SUMMARY

Specification No.: IFB 12 - 01014
Vendor No: Oakley Construction Co., Inc.
Augustine Afriyie, President
7815 S. Claremont
Chicago, IL 60620

Contract Type: Construction Services

Base Contract Amount: \$1,425,161

Base Contract Period: two hundred ten
(210) calendar days

Option Period: not applicable

Publications: Chicago Sun-Times, Defender,
El Dia, CHA website, BuySpeed

Vendor List: 757

Pick-Up List: 67

Solicitation Release Date: December 14,
2012

Days Advertised: twenty nine (29) business
days

Addendum(s): January 11, 2013

Pre-Bid/Proposal Date: December 20, 2012

Solicitation Due Date: January 22, 2013

Assist Agencies: 64

Respondents: 3

COMPLIANCE

	New Hires Needed	Required	Proposed
M/W/DBE Participation	N/A	40.00%	41.50% (MBE)
Section 3 Hiring No. (30% of new hires)	1	0.3	1
Section 3 Business Concern	N/A	10.00%	42.98%

GENERAL BACKGROUND

The purpose of this contract is to modernize the building to comply with the high-rise life safety ordinance, to modernize capital maintenance components, and to perform selective site work, including sidewalk repairs. These activities will enhance accessibility at building entrances and common areas, upgrade existing life safety features, and add new life safety equipment, such as a complete fire alarm system, extend the useful life of the building, increase the value of the property, and improve the overall quality of the development.

The apartment building is a nine (9) story building containing one hundred sixty-nine (169) dwelling units. It was completed in 1977, and is located at 5670 West Lake Street.

The scope of work for the building includes, but is not limited to:

Fire Life Safety Improvements

- Installation of smoke and CO detectors as required
- Installation of additional exit signs and emergency lighting as required
- Provide a complete fire alarm system including speakers and strobes
- Installation of a new fire pump
- Installation of a fire sprinkler system for all areas of the building with sprinkler heads
- Upgrade of elevator recall systems

Other Building Improvements

- Security Camera Installation (lobbies and hallways)
- Common area modifications to comply with the Americans with Disabilities Act (ADA) code requirements
- New Acoustical Ceiling Tile/Lighting on 1st Floor
- New lighting in common corridors
- New painted corridors

Site Improvements

- Selective sidewalk repairs

The Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will achieve this goal. Other improvements are needed to provide greater ADA accessibility. And general Capital Maintenance work is being performed to keep the building viable and maintain or increase its value.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable Department of Housing and Urban Development procurement laws.

The EVP of Development concurs with the recommendation to enter into a contract with Oakley Construction Co., Inc. for the building life safety upgrades, modernization of common areas, and exterior improvements in the amount of \$1,425,161 at Lorraine Hansberry Apartments.

The CEO/President recommends the approval to execute a contract with Oakley Construction Co., Inc. for the building life safety upgrades, modernization of common areas, and exterior improvements at Lorraine Hansberry Apartments.

RESOLUTION NO. 2013-CHA-21

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH OAKLEY CONSTRUCTION CO., INC. FOR THE LIFE SAFETY AND ADA UPGRADES AT LORRAINE HANSBERRY APARTMENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Oakley Construction Co., Inc. for building life safety upgrades, the modernization of common areas, and exterior improvements at the Lorraine Hansberry Apartments, a Senior building located at 5670 West Lake Street, in the amount of \$1,425,161. The work is to be completed by no later than two hundred ten (210) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

